



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

C-1

VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: MAY 26, 2005

SUBJECT: TIME EXTENSION FOR TRACT MAP

A handwritten signature in black ink, appearing to read "WH", is written over the word "BUILDING" in the "FROM" line.

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

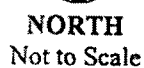
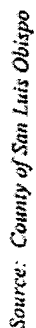
Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extension is recommended for approval:

TRACT 2511 (S020158U) First Time Extension Request from CHAD WITTSTROM for a Vesting Tentative Tract Map and Conditional Use Permit to allow a subdivision of a 26.6 acre parcel into six parcels including five parcels of 2.5 acres in size and one parcel of 13.88 acres. Development includes two access roads, driveways and building pads and road and drainage improvements on Villa Lots Road, in the Residential Rural Land Use Category. The property is located in the county on the north side of Villa Lots Road, approximately 0.7 miles northwest of Vine Street and 36th Street intersection immediately north of the city of Paso Robles, APN: 018-011-003, in the Salinas River Planning Area. County File Number: S020158U/TR 2511. Date application accepted: December 26, 2002. Supervisorial District #1.

The tentative map was to expire on June 12, 2005. On April 28, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission the **1st one-year time extension** be granted to June 12, 2006, subject to the Resolution of the Planning Commission adopted June 12, 2003.

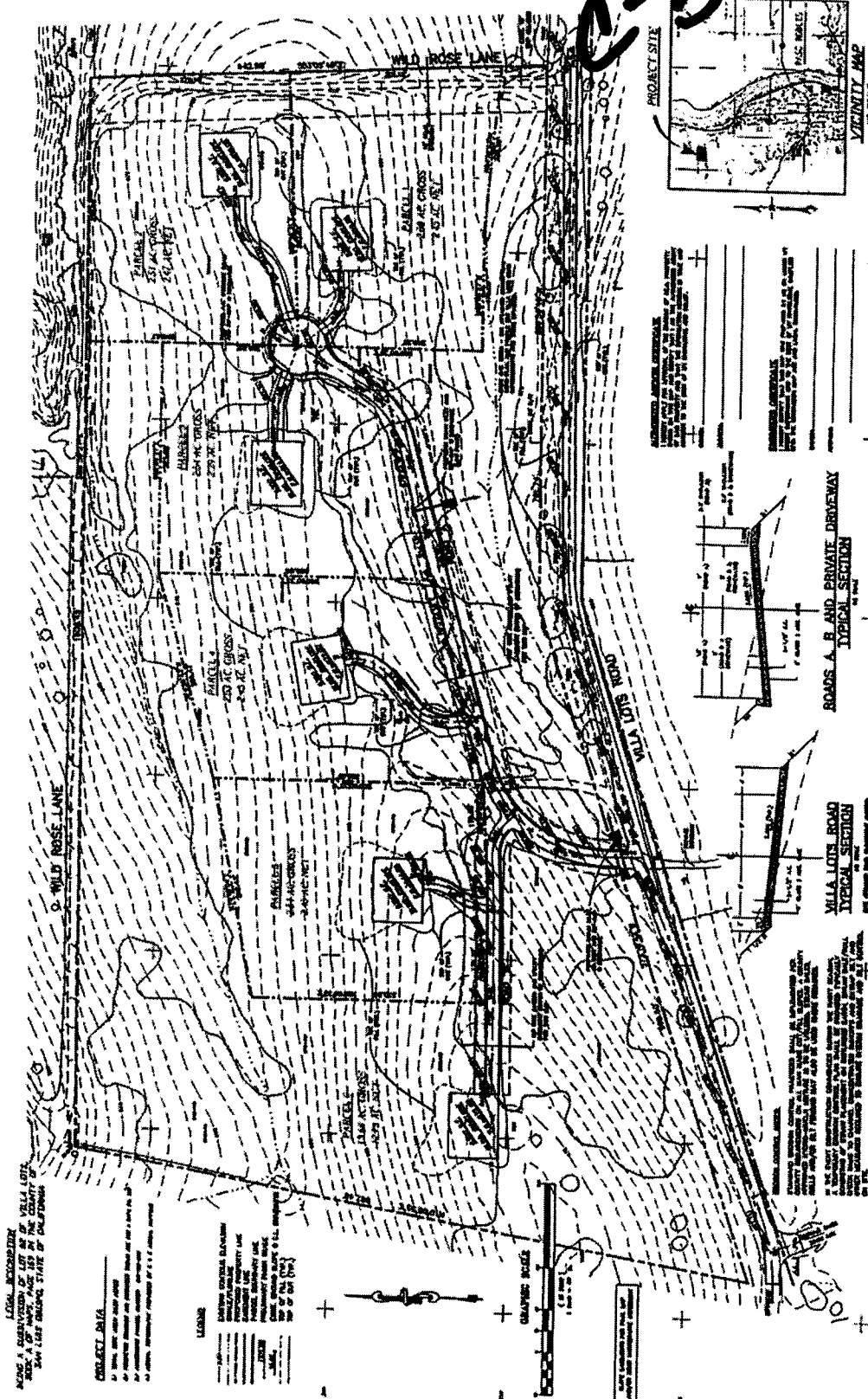


Land Use Category Map

Source: Tartaglia Engineering, 11/02



Not to Scale



TENTATIVE TRACT MAP NO. 2511
(VESTING TENTATIVE MAP)

TENTATIVE TRACT MAP

Project

Tract Map
Herman/TR02-2511 (ED02-363)



Exhibit

Tentative Tract Map